

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
May 16, 2016**

The Dodge County Planning, Development And Parks Committee met on May 16, 2016 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Terry Ochs.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Ochs noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed and approved as posted.

COMMITTEE BUSINESS

1. Election of committee officers;

Motion by William Muche to nominate Tom Schaefer to the position of Chairman;

Second By: Joseph Marsik

Joseph Marsik moved to close nominations and to cast a unanimous ballot for Tom Schaefer

Second by Allen Behl

Vote: 4-0 Motion carried.

Motion by Allen Behl to nominate Joseph Marsik to the position of Vice-Chairman;

Second By: William Muche

William Muche moved to close nominations and to cast a unanimous ballot for Joseph Marsik

Second by Janice Bobholz

Vote: 4-0 Motion carried.

Motion by Janice Bobholz to nominate Allen Behl to the position of Secretary;

Second By: William Muche

William Muche moved to close nominations and to cast a unanimous ballot for Allen Behl

Second by Janice Bobholz

Vote: 4-0 Motion carried.

PUBLIC HEARING

Jacob Land Surveying, LLC, agent for Merlene Hayes Trust and Jeff Hayes – Application for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1.9-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼, NE ¼, Section 1, Town of Lomira, the site address being N11997 County Road K.

Motion by Joseph Marsik to approve the conditional use permit request to allow the creation of an approximate 1.9-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 1.96-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 030-1317-0111-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by William Muche

Vote 5-0 Motion carried.

PUBLIC HEARING

Lee Geschke – Application for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1.57-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼, SW ¼, Section 27 and part of the NW ¼, NW ¼, Section 34, Town of Leroy.

Motion by William Muche to approve the conditional use permit to allow for the creation of an approximate 1.57-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 1.67-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be constructed on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
6. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
028-1316-2733-001, 028-1316-3422-001;
7. The decision of the Committee is valid for one year.

Second by Janice Bobholz

Vote 5-0 Motion carried.

PUBLIC HEARING

Scott Hewitt, agent for Betty Perry to rezone approximately 20.5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site. The property is located in part of the NE ¼, NE ¼, Section 18, T13N, R14E, Town of Trenton, the site address being W9403 County Road F.

Motion by Allen Behl to submit a favorable recommendation to the County Board on the request to to rezone approximately 20.5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by William Muche

Vote 5-0 Motion carried.

TOWN REZONING REQUESTS

Steven Firari – Part of the SW ¼, NE ¼, Section 22, Town of Portland, Dodge County, Wisconsin. Petition to rezone approximately 2-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District has been submitted by the Town of Portland Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Janice Bobholz to submit a favorable recommendation to the County Board on the rezoning petition to rezone approximately 2-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District.

Second by Joseph Marsik

Vote 5-0 Motion carried.

PLANNING AND ECONOMIC DEVELOPMENT

1. Discuss Glacial Heritage Development Partnership proposal between Jefferson County and Dodge County.

An informational sheet regarding the Glacial Heritage Development Partnership proposal between Jefferson County and Dodge County was presented to the Committee.

OTHER BUSINESS

1. Bill Kasch- Provided Floodplain information on Windwood Estates. Floodplain study elevations vs. Flood Storage elevations boundaries. Bill Kasch would like to proceed with Flood Storage as it substantially reduces effected area. Committee believes that with proper determination and review by F.E.M.A. the Committee would be willing to review the affected area as properly delineated.
2. The minutes from the April 18, 2016 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by Janice Bobholz

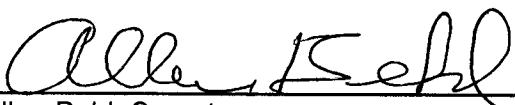
Vote: 5-0 Motion carried

3. No Committee Reports
4. No Additional Per Diems

Motion by Tom Schaefer to adjourn the meeting.

Meeting adjourned at 8:45 p.m.

Respectfully Submitted,


Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.